WHEREAS LACKLAND CALMONT, LTD. IS THE OWNERS OF A TRACT OF LAND SITUATED IN

COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

THE TRAILS OF MARINE CREEK;

THE JAMES H. CONWILL SURVEY, ABSTRACT NUMBER 343, CITY OF FORT WORTH, TARRANT

COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO LACKLAND

CALMONT, LTD. RECORDED IN INSTRUMENT NUMBER D217188863, COUNTY RECORDS, TARRANT

BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED "GOODWIN & MARSHALL" FOUND AT THE NORTHEAST CORNER OF SAID LACKLAND CALMONT TRACT, BEING THE SOUTHEAST CORNER OF BLOCK 4, THE TRAILS OF MARINE CREEK, AN ADDITION TO THE CITY OF FORT

WORTH RECORDED IN CABINET A. SLIDE 9827, SAID COUNTY RECORDS, AND BEING IN THE

S 24°50'28" E, 501.48 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED

CENTRAL ANGLE OF 11° 45'36", HAVING A RADIUS OF 475.00, THE LONG CHORD

WHICH BEARS S 18° 57'40" E, 97.32 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "GOODWIN & MARSHALL" FOUND AT THE SOUTHEAST CORNER OF SAID

THENCE N 89° 44'05" W, DEPARTING SAID COMMON LINE WITH THE SOUTH LINE OF SAID LACKLAND CALMONT TRACT, AT 106.91 FEET THE NORTHWEST CORNER OF SAID

BLOCK 2, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, INTERNATIONAL HARVEST ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TEXAS ACCORDING TO THE PLAT

RECORDED IN INSTRUMENT NO. D214269453, SAID COUNTY RECORDS, AT 695.19 FEET A

FOXFIRE MANAGEMENT TRACT, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND

TRACT OF LAND DESCRIBED BY DEED TO TEXAS ELECTRIC SERVICE COMPANY (TESCO),

RECORDED IN VOLUME 2652, PAGE 425, COUNTY RECORDS, TARRANT COUNTY, TEXAS,

AND BEING AT THE NORTHWEST CORNER OF SAID RETROVIPER, TRACT;

709,574 SQUARE FEET OR 16.290 ACRES OF LAND MORE OR LESS.

TRAILS OF MARINE CREEK

LOTS 9-31, 9X, BLOCK 2; LOTS 1-43, BLOCK 3; AND LOTS 22-50, 50X BLOCK 4

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHT-

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF

GIVEN MY HAND AND SEAL OF OFFICE, THIS THE 10 DAY OF JULY , 2018

TEXAS, ON THIS DAY PERSONALLY APPEARED DON E. ALLEN, KNOWN TO

THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE

ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR

LACKLAND CALMONT TRACT AND BEING THE NORTHEAST CORNER OF BLOCK 2, SAID

"DUNAWAY & ASSOC. LP" FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT; WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 97.49 FEET, THROUGH A

WEST RIGHT-OF-WAY LINE OF CASCADE CANYON TRAIL (A 50-FOOT RIGHT-OF-WAY);

THENCE WITH THE EAST LINE OF SAID LACKLAND CALMONT TRACT AND SAID WEST

OWNER'S CERTIFICATE STATE OF TEXAS

COUNTY OF TARRANT

TO BE KNOWN AS:

OF-WAY SHOWN HEREON.

EXECUTED THIS THE

BY: LACKLAND CALMONT, LTD.

COUNTY OF TARRANT

CAPACITY THEREIN STATED.

Mman Vers

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 10/8/19

MIRIAM VEGA otary Public, State of Texas

My Commission Expires October 08, 2019

A TEXAS LIMITED PARTNERSHIP

ITS GENERAL PARTNER

A TEXAS LIMITED LIABILITY COMPANY

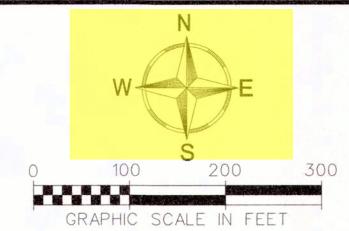
BY: CALMONT GP, LLC.

| NO. | BEARING | DISTANCE |
|-----|---------------|----------|
| L1 | S24°19′14″W | 13.22' |
| L2 | S66° 33′ 55″E | 15.03' |
| L3 | S24°19′13″W | 13.22' |
| L4 | S66° 33′ 57″E | 15.03' |
| L5 | N45° 15′ 55″E | 14.14' |
| L6 | N44°44′05″W | 14.14' |

| | CURVE TABLE | | | | |
|-----|-------------|---------|--------|---------------|---------|
| NO. | DELTA | RADIUS | LENGTH | BEARING | DISTANC |
| C1 | 90°00'00" | 50.00 | 78.54' | N45° 15' 55"E | 70.71 |
| C2 | 18° 55' 54" | 250.00' | 82.60' | N80° 47' 58"E | 82.23 |
| C3 | 18° 55' 57" | 250.00' | 82.61' | N80° 47' 57"E | 82.23 |

| LEGEND | Land Us | se Tabl | е |
|---|----------------------------|----------------|-------|
| BUILDING LINE UTILITY EASEMENT IRON ROD FOUND | Right-of-Way Open Space | 3.063 0.421 | |
| | Residential | 12.806 | Acres |
| | Total | 16.290 | Acres |

| Lot Tabulation | | | | |
|----------------|----|---------------------|--|--|
| Block 2 | 24 | Lots (1 Open Space) | | |
| Block 3 | 43 | Lots | | |
| Block 4 | 30 | Lots (1 Open Space) | | |
| Residential | 95 | Lots | | |
| Open Space | 2 | Lots | | |
| Total | 97 | Lots | | |
| | | | | |



NOTES:

WATER/WASTEWATER IMPACT FEES THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE RECORDATION DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE LOF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II THEN IN EFFECT ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM ULTIMATE DEVELOPMENT OF THE WATERSHED.

FLOODPLAIN/ DRAINAGE-WAY MAINTENANCE THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND / OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND / OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT

PRIVATE COMMON AREAS AND FACILITIES THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT, SAID AREAS SHALL INCLUDE, BUT ARE NOT LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPE AREAS, AND OPEN SPACES;

BUILDING PERMITS NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT

CONSTRUCTION PROHIBITED OVER EASEMENTS NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE

SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON

ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "PELOTON" UNLESS OTHERWISE NOTED.

THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

FP16-024

A FINAL PLAT OF

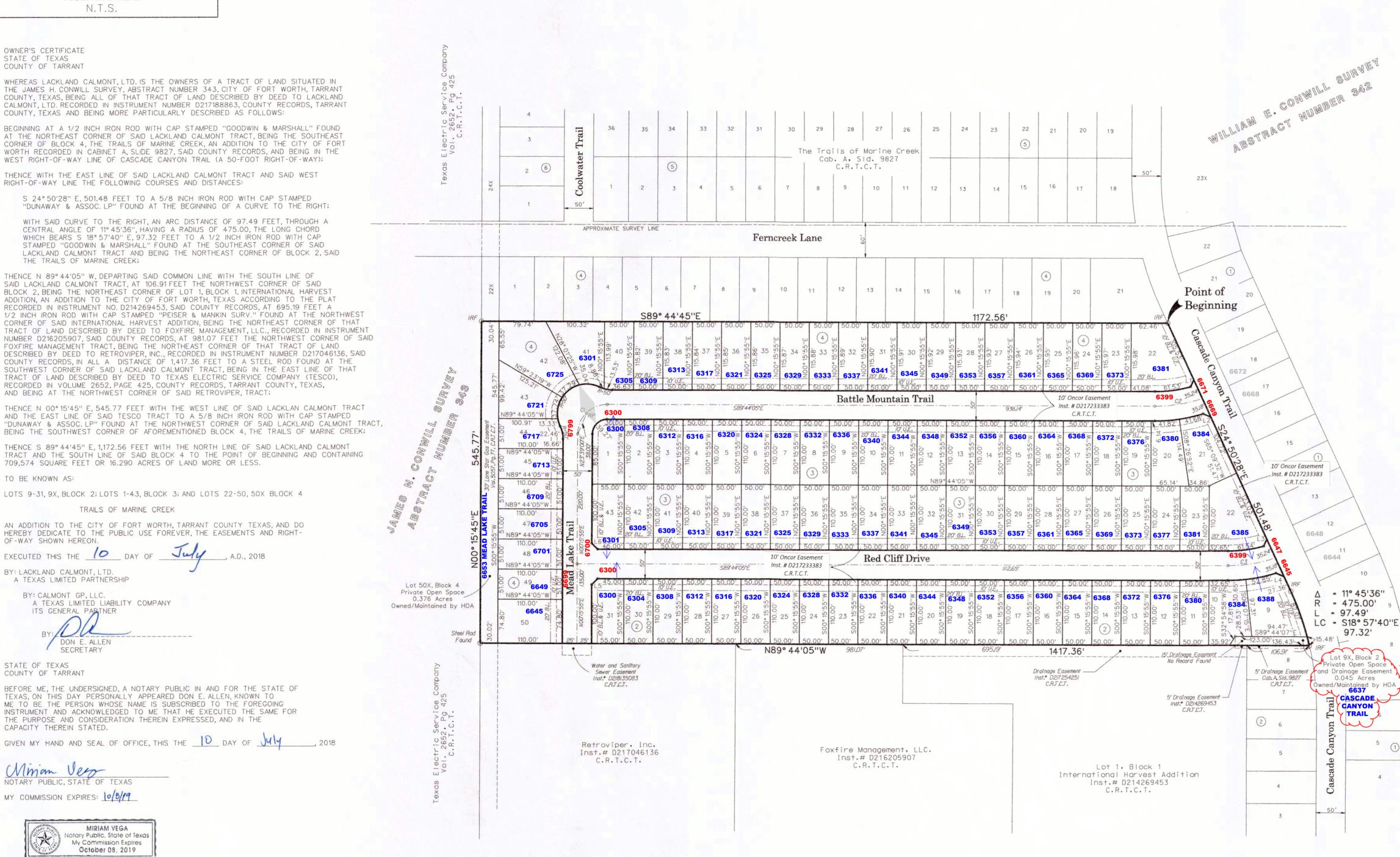
LOTS 9-31, 9X, BLOCK 2; LOTS 1-43, BLOCK 3; AND LOTS 22-50, 50X, BLOCK 4

PP 015-056

TRAILS OF MARINE CREEK

AN ADDITION TO THE CITY OF FORT WORTH, SITUATED IN THE JAMES N. CONWILL SURVEY, ABSTRACT NUMBER 343, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS.

THIS DOCUMENT FILED IN INSTRUMENT NUMBER D218160485



U.E. UTILITY E

B.L.

IRF

CERTIFICATION

, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN MAY, 2018, AND THAT ALL CORNERS ARE AS SHOWN.

TODD A. BRIDGES
REGISTERS REGISTERED PROFESSIONAL LAND SURVEYOR



FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date:

TEXAS REGISTRATION NO. 4940

DATE OF PREPARATION: FEBRUARY 2016

TRAIL

97 Addresses &

5 Block Ranges

OWNER \ DEVELOPER

Lackland Calmont, LTD.

3045 Lackland Road Fort Worth, Texas 76116

WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS.

THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOOD-PLAIN

EASEMENT LINE AS SHOWN ON THE PLAT. WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND

RECREATION / CLUBHOUSE / EXERCISE / BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS BDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET

PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT

DESIGN STANDARDS".

OR OTHER UTILITY EASEMENT OF ANY TYPE.

INSURANCE RATE MAP NUMBER 48439C0160K, DATED SEPTEMBER 25, 2009.

BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PRIVATE (PRV'S) REQUIRED PRIVATE P.R.V's WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.I.





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CONTRACTOR SERVICES

OF SHEETS